LOT 148
THE HIDEAWAY #2 PB 7/233

EVANS VICTORIA BROOKS
86042 FORTUNE DRIVE
YULEE, FL 32097

2025

42-2N-27-4370-0148-0000

BUILDING CHARACTERISTICS

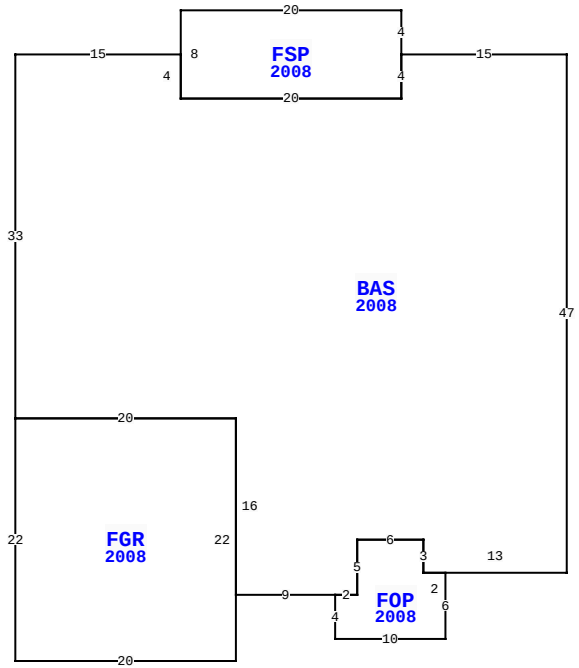
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4071.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,994	100	2008	1,994	225,173
FGR	440	55	2008	242	27,328
FOP	74	30	2008	22	2,484
FSP	160	40	2008	64	7,227
TOTALS	2,668			2,322	262,213

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,322	122.2795	122.28	283,934	2008	2008	0	0	0	7.65	92.35

1 SINGLE FAM – 0% - 2025 Heated Area: 1994 HX Base Yr



86042 FORTUNE DR, YULEE

BLD DATE	05/17/2022 NW	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	262,213
TOTAL MARKET OB/XF VALUE	4,834
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	317,047
SOH/AGL Deduction	0
ASSESSED VALUE	317,047
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	317,047
TOTAL JUST VALUE	317,047
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	305,348

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C21645	CO ISSUED	175,362	10/30/2008
M14058	MECH OTHER	0	08/01/2008
B21645	NEW CONSTR	175,362	07/01/2008
E21047	ELEC OTHER	2,000	07/01/2008
R11393	REPAIR/RRF	2,800	07/01/2008
P13356	OTHER	0	07/01/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2716/724	5/31/2024	WD	Q	I	01	365,000
GRANTOR: JOHNSON ALISHA						
GRANTEE: EVANS VICTORIA BROO						
2215/0777	7/27/2018	WD	Q	I	01	220,000
GRANTOR: BARGER MICHAEL W & RE						
GRANTEE: JOHNSON ALISHA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W15 FSP=[YR=2008] N4 W20 S8 E20 N4$ S4 W20 N4 W15 S33 FGR=[YR=2008] S22 E20 N22 W20$ E20 S16 E9 FOP=[YR=2008] S4 E10 N6 W2 N3 W6 S5 W2$ E2 N5 E6 S3 E13 N47$.

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	2008	2008	3	91	1,820	
2	0810	CONCRETE A	0	0	0	0	464.00	SF	6.50	6.50	100	2008	2008	3	88	2,654	
3	0810	CONCRETE A	0	0	21	3	63.00	SF	6.50	6.50	100	2008	2008	3	88	360	

LAND DESCRIPTION

TOTAL OB/XF 4,834

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	RES	0	0003	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/30/2025 BY SYS